



**City of Santa Barbara**  
Airport Department

**DATE:** November 17, 2010

**TO:** Airport Commission

**FROM:** Karen Ramsdell, Airport Director

**SUBJECT:** Consent to Sublease – Twin Lakes Golf Course, LLC and Hayashida and Associates Physical Therapy

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Twin Lakes Golf Course, LLC., a California Corporation, and Hayashida and Associates Physical Therapy, as required by Lease Agreement No. 20,722, as amended.

**DISCUSSION:**

On October 15, 2002, the City entered into Lease Agreement No. 20,722 with J&J Golf Management, Inc. (J&J) for the operation of the Twin Lakes Golf Course, at the Santa Barbara Airport. The lease was assigned to Twin Lakes Golf Course LLC on August 31, 2006.

Pursuant to the subleasing provision of Twin Lake's Lease, the City's consent is required for all sublease agreements. Subleases must comply and be consistent with provisions of the master lease.

May 19, 2010 Airport Commission consented to a sublease Agreement (No. 201044) between Twin Lakes Golf Course, LLC and Hayashida and Associates Physical Therapy to provide physical therapy services as part of the golfer rehabilitation program and serve private patients in the former "Spikes" building at 6030 Hollister Avenue. At this time, Hayashida and Associates has expanded their program and wishes to sublease additional space in the building for a total of 2,000 square feet.

Staff has reviewed the proposed sublease agreement between Twin Lakes Golf Course, LLC and Hayashida and Associates Physical Therapy and finds them to be in compliance with the master lease. Airport staff recommends approval.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map